

Proposed Amendment to the Primrose Land Use Plan # 1

Current Land Use Plan: Page # 2 Policies # 3 (c) states:

No roads or driveways shall be permitted to cross agricultural land to reach proposed non-farm development.

Current Land Use Plan: Page # 2 Policies # 3 (d) states:

This policy recognizes that prohibiting all residential development in agricultural preservation areas is unrealistic. The Policy is limiting in that much of land is very productive and therefore will not be developed. Note that all policy criteria must be met prior to approval of rezoning and any land division.

Current Land Use Plan: Page # 1 Introduction Paragraph # 3 states:

Through this plan, the Town is establishing guidelines upon which development decisions can be based.

Current Land Use Plan: Page # 1 Introduction Paragraph # 4 states:

Further, this plan should not be viewed as a rigid, fixed document but rather as a flexible base capable of being changed to meet changing conditions. As a result, a balance can be struck between the needs and desires of present and future residents and the best development pattern given the limitations of the land.

PROPOSED CHANGE: Page 2 Policies # 3 (c)

Driveways shall be permitted to cross-agricultural land to reach proposed non-farm development **with the following intent:**

1. A driveway may cross agricultural land if it is kept up close to fence lines, the edge of the field or along tree lines.
2. A driveway may be allowed if it is crossing agriculture land for the least impact on the remaining agricultural land and/or is preserving a large block of agriculture land.
3. A maximum of seven (7) new non-farm houses can be built per year in the Town of Primrose.
 - (a) One (1) new non-farm house per year can be built from each farm, as the farm existed in April 28, 1981.
 - (b) The replacement of an existing house will not be included in the cap of (7) new non-farm houses built per year in the Town of Primrose.
 - (c) New retirement homes for residents of the township of Primrose will not be included in the cap of (7) new non-farm houses built per year in the Town.
 - (d) A new non-farm house will be added to the yearly cap when the Building Permit is issued. Approval of a lot will not add to the yearly cap total.
 - (e) This cap will expire three (3) years after the amendment is adopted. It will be the responsibility of the Primrose Town Board to reinstate or adjust the cap on the building of new non-farm houses.
4. Siting criteria of a new non-farm house will be based on the Town of Primrose Ordinances in existence at time of approval of the house site.

COMMENTS:

We recognize that prohibiting all residential development in Primrose Township from all historically cropped land is unrealistic. We need to put an emphasis on preserving the most productive agricultural lands in large blocks as possible. So with this in mind we need to allow Primrose Township some development. Since 1970, the population in Primrose Township has only grown .8 percent.